



1 Station Road, Donnington, TF2 8JR

£1,300 Per Calendar Month

A four bed roomed, three storey, end of terrace house with garage and parking, situated in a popular residential area

The property in more detail comprises:-

GROUND FLOOR

Entrance/through hall
Family room/dining room
Downstairs cloaks/WC
Dining/breakfast kitchen with built in electric oven, gas hob and extractor hood over

FIRST FLOOR

Lounge/living room
Shower room
Bedroom three - single
Bedroom four - small single

SECOND FLOOR

Main bedroom - double, with en-suite shower room
Bedroom two - double
Family bathroom

OUTSIDE

Open garden to the front
Enclosed garden to the rear
Parking for two cars
Single garage

Gas central heating and UPVC double glazing

SORRY NO PETS

CREDIT CHECK/REFERENCES REQUIRED

Deposit: £1,300

Rent: £1,300PCM

Council Tax Band D - Telford & Wrekin Council

EPC Rating TBC

Rental 1

Relevant Letting Fees and Tenant Protection Information:

• As well as paying the rent, you may also be required to make the following permitted payments:

(Please note that the landlord has the right to charge an additional monthly rent IF they accept a pet [for example, they may charge an additional £15pcm for a dog]. This additional rent figure is chargeable at the discretion of the landlord)

Before the tenancy (payable to us, Tempertons, as Managing Agent):

• Payment of a refundable tenancy deposit – capped at no more than five weeks' rent

During the tenancy (payable to us, Tempertons, as Managing Agent):

• Payment of £72.00 (inclusive of VAT) if you want to change the tenancy agreement

• Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, payment for each date that the payment is outstanding and applicable to rent which is more than 14 days overdue

• Payment of up to £50.00 (inclusive of VAT) for the reasonably

incurred costs for the loss of keys / security devices

• Payment of any unpaid rent or other reasonable costs associated with your (tenants') early termination of the tenancy

During the tenancy (payable to the provider), if permitted and applicable:

- Utilities – gas, oil, electricity and water
- Communications – telephone and broadband
- Installation of cable / satellite
- Subscription to cable / satellite provider
- Television licence
- Council Tax

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: None to note

RIGHTS AND RESTRICTIONS: None to note

FLOODING ISSUES: None to note

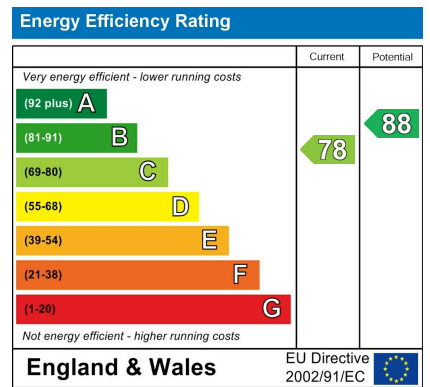
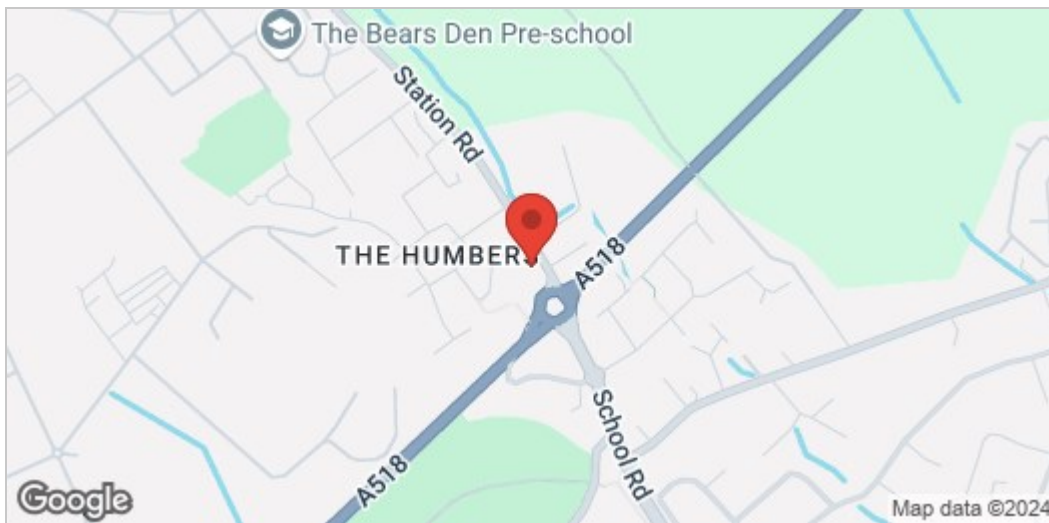
PLANNING PERMISSIONS/DEVELOPMENTS:

Other permitted payments:

• Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website www.tempertons.co.uk, or by contacting us directly.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.